

# CITY OF BEAVERTON

## PLANNING COMMISSION

### FINAL AGENDA-REVISED

BEAVERTON CITY HALL  
**COUNCIL CHAMBERS**  
4755 SW GRIFFITH DRIVE  
BEAVERTON, OR 97005

**JUNE 20, 2001**

7:00 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

CONTINUANCES

1. **LANPHERE AUTO SALES AND SERVICE**

*(Continued from May 30, 2001)*

The following land use application has been submitted for the remodel and expansion of an existing building for the development of an auto sales and service facility. The applicant proposes to increase the building by approximately 30,441 square feet. The proposal includes the addition of a parking lot and associated landscaping. The development proposal is located at 4000 SW Hocken Avenue and along the north side of the proposed Millikan Way extension; Washington County Assessor's Map 1S1-9DC on Tax Lot's 900, 1000, 1100, and 1200. The site is zoned General Commercial (GC) and is approximately 7.1 acres in size.

A. **CUP2000-0030: Conditional Use Permit**

Request for Planning Commission approval of a Conditional Use Permit (CUP) to allow a major automotive service use at this location. In taking action on the proposed development, the Planning Commission shall base its decision on the approval criteria listed in Section 40.05.15.2.C.

2. **MERLO STATION AREA PLAN AMENDMENTS**

*(Continued from June 6, 2001)*

**CPA2001-0011** consists of a proposal to change the designation on the Comprehensive Plan Land Use Map embodied within CPA 99-00025 from Station Community to Industrial on the portion of tax lot 1S108BA00100 that was formerly known as tax lot 1S105CC0046.

**CPA2001-0012** consists of a Comprehensive Plan Text Amendment to add the Merlo Station Area Community Plan to Volume V of the Comprehensive Plan as embodied within CPA99-00025, adopt a land use map depicting three sub areas, and recommend changes to the City's and County's Transportation Systems Plans.

**TA2001-0006** consists of amendments to the City's Development Code in Chapter 20, section 20 to:

1. add a new Station Community-Employment zoning district,
2. add applicable Site Development Requirements,
3. modify or add applicable Supplementary Regulations, including addition of a Major Pedestrian Route Map for the Merlo Station Area,
4. potentially add information related to Natural Resource Protection and Enhancement, and
5. potentially add information related to the Expansion and Enlargement of Nonconforming Uses with respect to the Merlo Station Area.

**RZ2001-0013** consists of a proposal to change the zoning on twelve properties (see below) from Light Industrial to the new zoning district proposed under TA2001-0006 of Station Community-Employment. The twelve properties are referenced in the following list:

1S107AA00200	1S107AA00500	1S107AA00800	1S108BB00500
1S107AA00300	1S107AA00600	1S108BB00100	1S108BB00700
1S107AA00400	1S107AA00700	1S108BB00400	1S108BB00800
1S1080002500			

## NEW BUSINESS

### PUBLIC HEARINGS

#### 1. **OREGON EPISCOPAL SCHOOL MARSH ENHANCEMENT**

The following land use applications have been submitted for an enhancement project for the Oregon Episcopal School marsh. The proposed project will increase flood storage volume and wetland function while enhancing fish and wildlife habitat. The development proposal is located east of SW Nicol Road, south of Willowmere Drive, and north of Vermont St; Washington County Assessor's Map 1S1-13, on Tax Lot's 300 and 400 and on Assessor's Map 1S1-13DC, on Tax Lot 4000. The site is zoned Urban Standard Density (R-7) and is approximately a total of 29.00 acres in size.

##### A. **CUP2001-0011: Conditional Use Permit**

Request for Planning Commission approval of a Conditional Use Permit (CUP) for the proposed water conservation/flood control project in the Urban Standard Density (R-7) zoning district. In taking action on the proposed development, the Planning Commission shall base its decision on the approval criteria listed in Section 40.05.15.2.C.

##### B. **TPP2001-0002: Tree Preservation Plan**

Request for Planning Commission approval of a Tree Preservation Plan (TPP) for the proposed grading activity within the boundaries of a Significant Tree Grove. In taking action on the proposed development, the Planning Commission shall base its decision on the approval criteria listed in Section 40.75.

## APPROVAL OF MINUTES FOR MAY 30, 2001

## APPROVAL OF ORDERS

## MISCELLANEOUS BUSINESS

## DIRECTOR'S REPORT

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.